

**Single Family Design Guidelines Update
Neighborhood Preservation Ordinance Update**

Steering Committee

**Meeting #4 Notes
June 18, 2004**

Steering Committee members: Chair Dianne Channing, Vice Chair Brian Barnwell, Bruce Bartlett, Joe Guzzardi (attending for Claudia Madsen), Vadim Hsu, Charmaine Jacobs, Helene Schneider, Richard Six.

Staff: Bettie Hennon (City Planner), Jaime Limón (Senior Planner), Heather Baker (Project Planner), Jason Smart (Intern).

I. Welcome and Introductions

II. Public Comment for Items Not on the Agenda

None.

III. Administrative Items

IV. Neighborhood Definition for Compatibility Determinations Issue Paper

Staff presentation was followed by Steering Committee and public discussion of how to define “neighborhood” for compatibility determinations.

Commenting members of the public included: Collette Barr, Wesley Brown, Teri Green, Mary Jean Headlee, Jim Kahan, Joan Livingston, Sam Long, David Schott, Eric Schott and Sally Sphar.

Public comment topics included:

- Number of parcels or residences that should be included in a neighborhood compatibility study area
- Levels at which neighborhoods can be defined and analyzed
- Difficulty in accessing quantitative information
- Land use patterns that contribute to a sense of neighborhood boundaries
- How to address jurisdiction and zoning district boundaries
- Proximity measured in terms of connectivity vs. “as the crow flies”
- Potential of different guidelines for different neighborhoods
- Effects of compatibility determination upon workloads of applicants, staff and ABR

Motion (by Charmaine Jacobs): Define neighborhood at three levels of spatial extent:

- 1) Neighborhoods as delineated in the Land Use Element of the City's General Plan.
- 2) Immediate neighborhood, with the following qualitative aspects suggested for broader definition:
 - Similar zoning
 - Properties built as part of the same original subdivision
 - Common access routes
 - Walkable radius (10 to 15 minutes; usually .25 mile)
 - Similar architectural styles
 - Similar tree and landscaping patterns
 - Main streets, bridges or railroad corridors as a boundaryAlso, it should be noted that highly visible properties such as those in hillside areas can have a sphere of influence beyond their immediate neighborhood.
- 3) Study area, the definition of which will encapsulate the following ideas:
The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

2nd: Richard Six.

All in favor.

V. Intent Language for Single Family Design Guidelines/Neighborhood Preservation Ordinance

Not addressed due to lack of time.

VI. Adjourn